

113.0

0005

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

633,200 / 633,200

USE VALUE:

633,200 / 633,200

ASSESSED:

633,200 / 633,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
182		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURLEY KERRIE-LEIGH FALCON
Owner 2:	
Owner 3:	

Street 1: 182 FOREST ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HAROUTUNIAN JOSEPH-ETAL -

Owner 2: HAROUTUNIAN MAKROUHI -

Street 1: 182 FOREST ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,698 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Aluminum Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4698		Sq. Ft.	Site		0	70.	1.19	5									392,659						392,700	

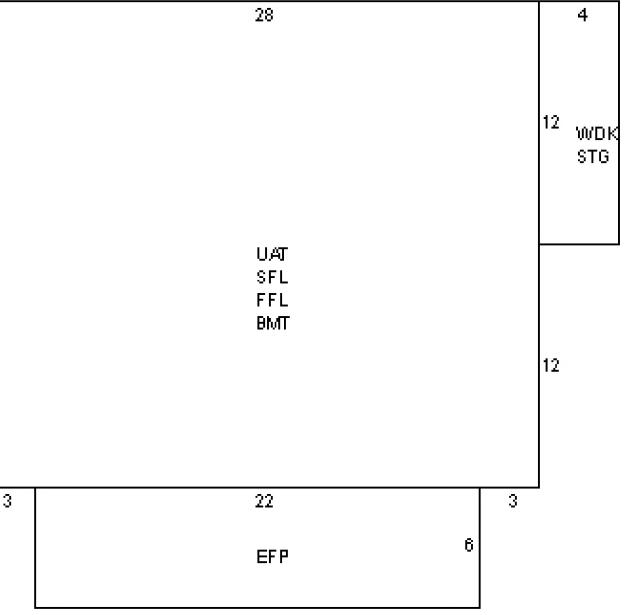
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4698.000	240,500		392,700	633,200		72575
							GIS Ref
							GIS Ref
							Insp Date
							09/06/18

PREVIOUS ASSESSMENT								Parcel ID	113.0-0005-0016.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,700	0	4,698.	392,700	633,400	633,400	Year End Roll	12/18/2019
2019	101	FV	202,600	0	4,698.	398,300	600,900	600,900	Year End Roll	1/3/2019
2018	101	FV	209,000	0	4,698.	297,300	506,300	506,300	Year End Roll	12/20/2017
2017	101	FV	209,000	0	4,698.	269,300	478,300	478,300	Year End Roll	1/3/2017
2016	101	FV	209,000	0	4,698.	258,000	467,000	467,000	Year End	1/4/2016
2015	101	FV	197,300	0	4,698.	218,800	416,100	416,100	Year End Roll	12/11/2014
2014	101	FV	197,300	0	4,698.	207,500	404,800	404,800	Year End Roll	12/16/2013
2013	101	FV	197,300	0	4,698.	197,500	394,800	394,800		12/13/2012

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
HAROUTUNIAN JOS	01406-64		10/6/2011	Estate/Div		370,000	No	No									
	747-30		1/1/1901	Family			No	No	N								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/11/2011	840	Re-Roof	4,000					OVER 1 LAYER	9/6/2018	MEAS&NOTICE	BS	Barbara S											
									3/31/2009	Measured	372	PATRIOT											
									4/13/2000	Inspected	276	PATRIOT											
									2/8/2000	Measured	263	PATRIOT											
									2/1/1990		PM	Peter M											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																								
Type: 6	- Colonial			Full Bath: 1	Rating: Average			RESIDENTIAL GRID																												
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																															
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																															
Frame: 1	- Wood			1/2 Bath:	Rating:																															
Prime Wall: 3	- Aluminum			A HBth:	Rating:																															
Sec Wall:				OthrFix:	Rating:																															
Roof Struct: 1	- Gable			OTHER FEATURES																																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1			# Units: 1																								
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																
View / Desir:				Fpl: 1	Rating: Average			Other																												
GENERAL INFORMATION				WSFlue:	Rating:			Upper																												
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																												
Year Blt: 1931	Eff Yr Blt:			Location:				Lvl 1																												
Alt LUC:	Alt %:			Total Units:				Lower																												
Jurisdct:	Fact: .			Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB																								
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																								
Lump Sum Adj:				Name:				Exterior:	No Unit			RMS	BRS	FL																						
INTERIOR INFORMATION				DEPRECIATION				Interior:	1			7	3																							
Avg Ht/FL: STD				Phys Cond: AV	- Average			Additions:																												
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																												
Sec Int Wall:				Economic:				Baths:																												
Partition: T	- Typical			Special:				Plumbing:																												
Prim Floors: 4	- Carpet			Override:				Electric:																												
Sec Floors: 3	- Hardwood			Total:	31 %			Heating:																												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:																												
Subfloor:				Basic \$ / SQ:	125.00			COMPARABLE SALES																												
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price																								
Electric: 3	- Typical			Const Adj.: 0.97175449																																
Insulation: 2	- Typical			Adj \$ / SQ: 163.984																																
Int vs Ext: S				Other Features: 66000																																
Heat Fuel: 2	- Gas			Grade Factor: 1.00																																
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																																
# Heat Sys: 1				NBHD Mod:																																
% Heated: 100				LUC Factor: 1.00																																
Solar HW: NO	Central Vac: NO			Adj Total: 348575																																
% Com Wall:	% Sprinkled:			Depreciation: 108058																																
				Depreciated Total: 240517																																
MOBILE HOME				Make:				Serial #:				Year:				Color:																				
SPEC FEATURES/YARD ITEMS				PARCEL ID 113.0-0005-0016.0												IMAGE				AssessPro Patriot Properties, Inc																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																		
2	Frame Shed	D	Y	18X10	A	AV	1990		0.00	T	23.2	101																								
More: N	Total Yard Items:				Total Special Features:				Total:																											